

Champlain Bay Association Information

Champlain Bay Association is a 16-home neighborhood association with the purpose of overseeing the common land and shared issues that affect all neighbors. Yearly dues are collected for road plowing and maintenance, mowing the shoreline access at the end of Champlain Dr., maintaining a neighborhood deck, saving for future road repaving, insurance, and other projects as needed.

The Association is governed by by-laws. A five-member board elected by the neighbors meets as needed. An annual neighborhood meeting is held the third Thursday in June to elect board members and conduct neighborhood business.

The Champlain Bay Association common land was deeded to the Association in June 1969 and includes (see deed for a more detailed description and map reference):

1. Private paved roads on the west side of the railroad tracks
2. Entry gardens
3. Shoreline access at the west end of Champlain Dr.
4. Neighborhood deck and stairs and associated seawall
5. Ramp access to the lake
6. Approximate 40-foot-wide grass strip parallel to the shoreline
7. Land adjacent to paved roadways (total road right of way = 60 feet wide with "circles" at the north and south ends of Sheridan and Sunset roads)
8. One-foot-wide strip along the northern boundary of the neighborhood

The Common Land Policy:

The Association is responsible for maintaining #1 - #5.

Adjacent lot owners shall maintain #6 - #8 including any adjacent lot owner installed seawalls, fences, landscaping, etc.

Neighborhood access must be maintained on Common Land #6.

Any vegetation cutting shall follow State and Shelburne Shoreline Rules.

Private items shall not be left on Common Land #1 - #6 while not in use.

Cars shall not be parked on Common Land #3 beyond load/unload time.

Boat launching at the ramp shall be for small "hand launched" boats for Association members and their accompanied guests.

The swales along the roads are set up to protect the roads. Neighbors shall maintain the swales adjacent to their lots. It is OK to make minor improvements as needed to reduce standing water, prevent erosion and keep culverts clear. Any changes shall not impact the road and shall be approved by the Board. Any major maintenance will be funded by the Association as needed. (Note - this drainage system is not intended to protect against individual lot water issues caused by springs, running surface water, or ground water.)

Space is available for seasonal docks to be located off the neighborhood shoreline. All docks are privately owned by individual association members. Dock owners are personally responsible for dock launching, maintenance (especially after storms that may wash sections ashore) and retrieval at the end of the season. Anyone thinking of walking on or using a dock for any purpose other than for an emergency must first ask permission from the dock owner. Permission does not convey or transfer in any way to the owner any liabilities for user personal injury or property damage.

A mooring field is located off of the neighborhood shoreline. Currently ten members own moorings. The Association maintains a map of mooring locations. The Board should be consulted if any new moorings need to be added to make sure there is adequate spacing. Many of the moorings have not been used recently so professional maintenance is recommended before use. Moorings are for Association members use only and shall not be rented or shared with friends.

Beach or yard fires shall be set only in little or no winds, preferably when the smoke will blow away from our neighborhood. Fires shall burn dry wood and paper materials only. Do not burn any materials which emit a lot of smoke or emit toxins. Prior to setting the fire, contact the Shelburne Police Dispatcher to obtain a burn permit.

Access to the beach through our privately-owned neighborhood by uninvited guests is not allowed. However, since the beach and waters of Lake Champlain are in the public domain, anyone walking from private or public accesses outside our neighborhood has the right to do so at all times. With this in mind, please note that in the past some items left overnight on the beach have been taken.

This document was approved by the Champlain Bay Association board on June 28, 2022.